



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

JANUARY 7, 2019

9:30

Calendar No. 18-273:

**3424 Poe Ave./Division
of Environment
Violation Notice**

Ward 14

Jasmine Santana

Earnest Properties LLC. owner, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the Division of the Environment to issue Violation Notice on November 13, 2018 regarding failure to comply with Section 211.02 of the Cleveland Codified Ordinance which states that the owner must abate the nuisance of rodents, insects or vermin o (Filed November 27, 2018).

9:30

Calendar No. 18-274:

3691 W. 105 Street

Ward 11

Dona Brady

13 Notices

10504 W. 105 LLC, owner, proposes to install a changeable copy sign in a B1 Local Retail Business District. The owner appeals for relief from the strict application of Section 350.14(h) of the Cleveland Codified Ordinances which states that automatic changeable copy signs shall be permitted in a Local Retail District only if the Board of Zoning Appeals grants a variance. (Filed November 30, 2018)

9:30

Calendar No. 18-275:

10511 Madison Avenue

Ward 15

Matt Zone

17 Notices

Victor Keshishian, owner, proposes to change use from a church to 9 apartment units in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(1) which states that the required rear yard is 20'and 0' proposed.
 2. Section 357.09 which states that an 8 foot wide interior side yard is required on each side and no interior side yard is proposed.
 3. Section 355.04 which states that the maximum gross floor area of building cannot exceed 1/2 lot area or in this case 4,688 square feet and 8,000 square feet are proposed.
 4. Section 349.15 which states that 1 bicycle parking space is required and none are proposed.
- (Filed December 3, 2018)

9:30

Calendar No. 18-276:

6904 Denison Avenue

Ward 14

Jasmine Santana

13 Notices

Suhail Iwais, owner, proposes to expand parking lot in a B3 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that Off-Street parking shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces are surfaced with concrete, asphaltic concrete, asphalt. The owner is proposing a gravel parking area.
2. Section 352.10 which states that a 6' wide landscape strip is required along Denison Avenue at all areas where the parking lot abuts a street; partial landscaping is proposed.
3. Section 337.17 which states that a parking lot arrangement of 90 degree parking spaces shall have an aisle width of 20 minimum of 20' and 14 feet isle width is proposed.
4. Section 349.15 which states that 3 bicycle parking spaces are required, none proposed.
5. Section 358.05 which states that a fence in a Semi-Industry District shall not exceed 4' high in the actual front yard and in actual side street yard and shall be 50% open; 6' high fence is proposed within front yard setback. (Filed December 3, 2018)

9:30

Calendar No. 18-277:

1735 East 36 Street

Ward 7

Basheer S. Jones

21 Notices

Chung King Yuk, owner, and Duc Ma Tink Holl Enterprises, applicant, propose to install approximately 173 linear feet of 6 feet tall aluminum fence and 332 linear feet of 6 feet tall black chain link fence as well as 44 linear feet of 6 feet tall wooden fence and 6 feet tall 20' x 20' dumpster enclosure fence in a C3 Local Retail Business District. The applicant appeals for relief from the strict application of Section 358.05(a)(2) of the Cleveland Codified Ordinances which states that fences in Non-Residential Districts, in the actual front yard and actual side street yard shall not exceed 4' in height and shall be at least 50% open. The proposed 6' high aluminum fence and 6' high black chain link fence is within actual front yard. This section also states that the finished side of the fence must not face adjacent property or sidewalk. (Filed December 4, 2018)

9:30

Calendar No. 18-278:

10615 Madison Avenue

Ward 11

Dona Brady

35 Notices

Weston Inc., prospective purchaser, proposes to build a 168,750 square foot building on land owned by the City of Cleveland in a B3 General Industry District. The applicant appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.14 which states that parking is not a permitted encroachment in the setback area and is proposed within the 15 foot setback on Berea Road and 10 foot setback on West 106th Street.
2. Section 352.04 which states that a landscaping plan is required and no landscaping is proposed (Filed December 7, 2018)